

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14097/2024

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 05, 2025
AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By Virtue of a Writ of Execution Issued by: U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WF2

To: NO. 202414097

ALL THAT CERTAIN northeastern quarter of the lot or piece of land situated on the west side of Wilbur Court, which is the alley in the rear of the lots and east of Lincoln Street, between Third and Fourth Streets, in the Diamond Addition in and to the City of Hazleton, County of Luzerne and State of Pennsylvania, being the northeastern quarter of lot marked No. Three (3) of Square No. One hundred thirty-two (132) in the plan of said Diamond Addition, bounded and described as follows:

BEGINNING at a point eighty (80) feet northward from the northwest corner of Third Street and Wilbur court; thence extending northwardly along the west side of said Wilbur Court a distance of sixteen (16) feet to Lot No. Four (4) in same Square; thence extending Westwardly along the southern line of said Lot No. Four (4) a distance of one hundred (100) feet to a point; thence extending Southwardly by line parallel to the east side of Lincoln Street and the west side of Wilbur Court a distance of sixteen (16) feet to the middle line of Lot No. Three (3); thence extending eastwardly in a line parallel to the north side of Third Street a distance of one hundred (100) feet to the place of BEGINNING.

CONTAINING sixteen hundred (1600) square feet of surface.

TOGETHER with all buildings and easements and UNDER and SUBJECT to all exceptions, reservations and restrictions as shown in the chain of title.

TITLE TO SAID PREMISES VESTED IN Sharon Yurkanin Colado, Now Deceased deeded by Elizabeth Yurkanin Dated: October 5, 2006 Recorded: October 5, 2006 Bk/Pg #: 3006/275715.

PROPERTY BEING KNOWN AS: 572 Wilbur Court

Hazleton, PA 18201

Being PIN #: T8SW11 B8 L7A

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: The Unknown Heirs of SHARON YURKANIN COLADO Deceased

PROPERTY ADDRESS: 572 WILBUR COURT, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: T8SW11 B8 L7A

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF SHARON YURKANIN COLADO, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WF2.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania